

**45063A TWP RD 734  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1258762**



**\$2,989,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow   |               |                   |
| <b>Size:</b>     | 1,392 sq.ft.   | <b>Age:</b>   | 1985 (38 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Off Street   |               |                   |
| <b>Lot Size:</b> | 218.45 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Farm, Fr |               |                   |

|                    |                         |                   |            |
|--------------------|-------------------------|-------------------|------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -          |
| <b>Floors:</b>     | Wood                    | <b>Sewer:</b>     | -          |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -          |
| <b>Basement:</b>   | Full, Suite             | <b>LLD:</b>       | 4-73-19-W6 |
| <b>Exterior:</b>   | Asphalt, Vinyl Siding   | <b>Zoning:</b>    | AG         |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -          |
| <b>Features:</b>   | Storage                 |                   |            |

**Inclusions:** N/A

A RARE opportunity to own a beautiful 218 acre property with picturesque views and endless possibilities! Adjacent to the Kleskun Lake Nature Reserve (Crown Land), Kleskun lake/park and located at the end of a dead-end road, making this a nice private location to fall in love with and make your home. There is no shortage of water with numerous ponds, Artesian springs scattered throughout and an Artesian Well. Property features 2 separate residences (one with a suite) creating the opportunity to generate income. Barn with corrals, numerous building sites for future development, regulation sized outdoor soccer field, 1000 ft. beach/ swimming area, 3 fishing ponds all organic garden and 4 separate titles are just some of the great features of this land has to offer. Check out more information at [www.KleskunSprings.com](http://www.KleskunSprings.com)